

USA CAPITAL INVESTORS REPRESENTED BY ROBERT C. LEPOME, ESQ. AS OF JULY 18, 2006

<u>Client</u>	<u>Borrower</u>	<u>Amount Invested</u>	<u>Monthly Interest</u>	<u>Disputed Interest Set-Off</u>
Stanley & Florence Alexander	Marquis Hotel	50,000	13%	
Stanley & Florence Alexander	HFA Clear Lake	350,000	16%	36,244.00
Stanley & Florence Alexander	HFA - North Yonkers	100,000	12.50%	
Stanley & Florence Alexander	Hasley Canyon	100,000	17%	
Stanley & Florence Alexander	I-40 Gateway West, LLC	53,000	15%	
Stanley & Florence Alexander	60th Street, LLC	100,000	15%	
Stanley & Florence Alexander	Marquis Hotel	50,000	13%	
Stanley & Florence Alexander	Marquis Hotel	50,000	13%	
Stanley & Florence Alexander	Placer Vineyards	100,000	12.50%	
Stanley & Florence Alexander	Fiesta Development	100,000	12%	
Stanley & Florence Alexander	Brookmere/Matteson	150,000	12%	
Stanley & Florence Alexander	Roam Development Group	92,000	12%	
Stanley & Florence Alexander	Lerin Hills	200,000	15%	
Stanley & Florence Alexander	Riviera Homes for America Holdings, LLC	90,000	16.50%	
Stanley & Florence Alexander	Lerin Hills	100,000	15%	
Stanley & Florence Alexander	Lerin Hills	125,000	15%	
Jerome L. & Charma Block	Gramercy Court Condos	50,000	12%	2,044.00
Jerome L. & Charma Block	Shamrock Tower, LP	50,000	12%	7,318.00
Jerome L. & Charma Block	Castaic Partners III LLC	50,000	12.50%	
Jerome L. & Charma Block	6425 Gess, LTD.	50,000	12%	3,335.00
Church of Movement	Roam Development Group	100,000	12%	35
Church of Movement	Del Valle Isleton	100,000	12.50%	
Church of Movement	HFA - North Yonkers	100,000	12.50%	13,933.00
Church of Movement	Foxhill 216, LLC	100,000	13.50%	
Church of Movement	Bay Pomano Beach	100,000	13%	811
James R. Cielen	HFA - Riveria 2nd	25,000	18%	
James R. Cielen	Preserve at Galleria, LLC	50,000	15%	
James R. Cielen	Cabernet	25,000	15%	
James R. Cielen	HFA - Windham	50,000	12%	
James R. Cielen	Placer Vineyards 2nd	50,000	16%	
James R. Cielen	Marquis Hotel	50,000	13%	
James R. Cielen	Amesbury/Hatters	25,000	13.50%	
James R. Cielen	Hasley Canyon	25,000	17%	
Patrick and Susan Davis	Amesbury/Hatters	50,000	13%	2,764.00
Patrick and Susan Davis	Brookmere/Matteson	100,000	12%	2,261.00
Patrick and Susan Davis	Beau Rivage	100,000	12%	
S&P Davis Limited Partnership	BarUSA/\$15,300,000	100,000	12.50%	1,369.00
S&P Davis Limited Partnership	Hasley Canyon	50,000	17%	2,570.00
S&P Davis Limited Partnership	J. Jireh's Corp.	100,000	12.50%	
S&P Davis Limited Partnership	Amesbury/Hatters	50,000	13%	753

S&P Davis Limited Partnership	6424 Gess, LTD.	100,000	12%	6,669.00
S&P Davis Limited Partnership	Foxhill 216, LLC	100,000	12.50%	
S&P Davis Limited Partnership	Fiesta USA/Stoneridge	100,000	13%	10,723.00
S&P Davis Limited Partnership	Del Valle Isleton	100,000	12%	
S&P Davis Limited Partnership	Roam Development Group	100,000	12%	35
S&P Davis Limited Partnership	Tapia Ranch	100,000	12.50%	1,568.00
S&P Davis Limited Partnership	Rio Rancho Executive Plaza	100,000	12%	
S&P Davis Limited Partnership	HFA Clear Lake	50,000	12%	6,767.00
S&P Davis Limited Partnership	Del Valle - Livingston	50,000	12%	
S&P Davis Limited Partnership	Charlevoix Homes	100,000	15%	
S&P Davis Limited Partnership	I-40 Gateway West, LLC	50,000	12%	145
S&P Davis Limited Partnership	Margarita Annex	50,000	12%	128
S&P Davis Limited Partnership	Gramercy Apartments	100,000	12%	2,380.00
S&P Davis Limited Partnership	Brookmere/Matteson	100,000	12%	283
S&P Davis Limited Partnership	Bay Pomano Beach	100,000	12.50%	722
S&P Davis Limited Partnership	Ocean Atlantic	100,000	12%	
First Savings Bank, Custodian for Pat Davis I	Beau Rivage	50,000	18%	
First Savings Bank, Custodian for Pat Davis I	Oak Shores II	70,000	12%	263
First Savings Bank, Custodian for Pat Davis I	BarUSA/\$15,300,000	66,000	12.50%	1,045.00
First Savings Bank, Custodian for Pat Davis I	Amesbury/Hatters	50,000	13%	3,517.00
First Savings Bank, Custodian for Susan Dav	Amesbury/Hatters	50,000	13%	1,407.00
First Savings Bank, Custodian for Susan Dav	Beau Rivage	50,000	18%	
First Savings Bank, Custodian for Susan Dav	BarUSA/\$15,300,000	66,000	12.50%	412
Norma Deull	Gramercy Court Condos	50,000	12%	2,044.00
Norma Deull	Bay Pomano Beach	50,000	12.50%	211
Norma Deull	HFA - North Yonkers	50,000	12%	6,967.00
Nancy Golden	Placer Vineyards	50,000	12.50%	2,525.00
Nancy Golden	Wasco Investments	50,000	12%	2,898.00
Nancy Golden	Oak Shores II	60,000	12%	
Nancy Golden	Fiesta Murrieta	50,000		
Nancy Golden	Roam Development Group	50,000	12%	18
Robin Graham	Brookmere/Matteson #27,050.00	114,500	12%	1,263.00
Robin Graham	Margarita Annex	300,000	12%	
Robin Graham	Harbor Georgetown	200,000		
Robin Graham	Tapia Ranch	200,000		535
Robin Graham	Placer Vineyards	100,000	13%	1,955.00
Robin Graham	HFA - North Yonkers	150,000	13%	10,050.00
Robin Graham	HFA - Clear Lake	100,000	16%	6,700.00
Robin Graham	Roam Development Group	100,000	12%	
Robin Graham	Del Valle Isleton	200,000	13%	
Robin Graham	6425 Gess, Ltd.	100,000	12%	6,669.00
Robin Graham	Bay Pampano Beach	150,730	13%	2,193.00
Robin Graham	Del Valle - Livingston	100,000	12%	
Robin Graham	Binford Medical Developers	100,000		
Robin Graham	Comvest Capital	100,000		

Jayem Family LP	Amesbury/Hatters	75,000		5,276.00
Jayem Family LP	Beau Rivage	113,215	.	
Jayem Family LP	Mountain House Business Park	75,000	.	
Jayem Family LP	La Hacienda Estate, LLC	100,000	.	
Jayem Family LP	HFA - North Yonkers	100,000	.	13,933.00
Jayem Family LP	Bundy Canyon \$5,725,000	240,000	.	
Jayem Family LP	Bay Pomano Beach	50,243		361
Jayem Family LP	Comvest Capital	60,000	.	
Jayem Family LP	Rio Rancho Executive Plaza	250,000	.	
Sharon Juno	6425 Gess, Ltd.	70,000	12%	4,668.00
Phyllis Marina Karr	Mountain House Business Hotel	60,000	12%	.
Phyllis Marina Karr	La Hacienda Estate, LLC	60,000	12%	.
Martin Leaf	Gramercy Court Condos	50,000	12%	2,044.00
Martin Leaf	HFA - North Yonkers	50,000	12%	6,967.00
Martin Leaf	Bay Pomano Beach	50,000	12.50%	260
Pamela Jean Marton	Bay Pomano Beach	50,000	12.50%	271
Pamela Jean Marton	Palm Harbor One	50,000	12%	
Matthew Molitch	Ocean Atlantic	50,000	12%	
Matthew Molitch	HFA Clear Lake	50,000	12%	
Matthew Molitch	Marlton Square	300,000	12.50%	
Matthew Molitch	6425 Gess, LTD.	50,000	12%	
Matthew Molitch	Fiesta USA/Stoneridge	100,000	13%	
Matthew Molitch	Roam Development Group	200,000	12%	
Matthew Molitch	Rio Rancho Executive Plaza	50,000	12%	
Matthew Molitch	Brookmere/Matteson	100,000	12%	
Matthew Molitch	Foxhill 216, LLC	50,000	12.50%	
Marilyn & Matthew Molitch	Gramercy Court Condos	50,000	12%	
First Savings Bank, Custodian for Matthew M	Palm Harbor One	50,000	12%	.
David and Sally Olds	Shamrock Tower, LP	50,000	12%	7,318.00
David and Sally Olds	6425 Gess, LTD	50,000	12%	3,335.00
David and Sally Olds	Lake Helen Partners	50,000	14%	.
David and Sally Olds	HFA Clear Lake	50,000	12%	6,767.00
David and Sally Olds	Palm Harbor One	50,000	12%	
Frances E. Phillips	Bay Pomano Beach	50,000	12.50%	
Frances E. Phillips	Foxhill 216, LLC	50,000	12.50%	
Stephen and Frances Phillips	Bundy Canyon \$2,500,000	50,000	12%	
Stephen and Frances Phillips	Del Valle - Livingston	50,000	12%	
Stephen and Frances Phillips	Wasco Investments	50,000	12%	
Hans J. Prakelt	Foxhill 216, LLC	50,000	12.50%	.
Hans J. Prakelt	Golden State Investments II	50,000	12%	699
Hans J. Prakelt	Roam Development Group	100,000	12%	35
Hans J. Prakelt	SVRB Rio Bravo \$4,500,000	50,000	12%	.
Hans J. Prakelt	Palm Harbor One	50,000	12%	.
Hans J. Prakelt	Lerin Hills	50,000	15%	149
Crosbie Ronning	Fiesta Murrieta	50,000	12%	

Crosbie Ronning	Placer Vineyards	50,000	12.50%	2,525.00
Crosbie Ronning	Margarita Annex	50,000	12%	
Crosbie Ronning	Fiesta Development	50,000	12%	
Grable B. Ronning	Fiesta Murrieta	100,000	12%	
Grable B. Ronning	Oak Shores II	100,000	12%	376
Grable B. Ronning	Universal Hawaii	100,000	12%	
Grable B. Ronning	Corman Toltec 160, LLC	100,000	12%	
Grable B. Ronning	Placer Vineyards	85,000	12.50%	4,292.00
Grable B. Ronning	Rio Bravo (SVRB)	100,000	12%	
Grable B. Ronning	Roam Development Group	100,000	12%	35
Grable B. Ronning	Castaic Partners II LLC	100,000	12.50%	1,659.00
Grable B. Ronning	Fiesta Development	100,000	12.00%	
Bosworth 1988 Trust	Placer Vineyards	50,000	12.50%	
Bosworth 1988 Trust	Margarita Annex	50,000	12%	2,525.00
Wild Water Limited Partnership	Corman Toltec 160, LLC	50,000	12%	
Wild Water Limited Partnership	Foxhill 216, LLC	50,000	12.50%	
Wild Water Limited Partnership	Elizabeth May Real Estate	50,000	12%	
Wild Water Limited Partnership	Oak Shores II	50,000	12%	188
Wild Water Limited Partnership	Fiesta Murrieta	50,000	12%	
Wild Water Limited Partnership	SVRB Rio Bravo \$4,500,000	50,000	12%	
Wild Water Limited Partnership	Universal Hawaii	50,000	12%	
Wild Water Limited Partnership	Castaic Partners II LLC	50,000	12%	829
Wild Water Limited Partnership	Roam Development Group	50,000	12%	18
Wild Water Limited Partnership	Fiesta Development	50,000	12%	
Spectrum Capital, LLC	Ocean Atlantic	50,000	12%	
Spectrum Capital, LLC	Oak Shores II	50,000	12%	
Spectrum Capital, LLC	BarUSA/\$15,300,000	40,000	12.50%	1,553.00
Spectrum Capital, LLC	Amesbury/Hatters	40,000	13%	1,980.00
Spectrum Capital, LLC	Glendale Tower	50,000	12.50%	
Spectrum Capital, LLC	Harbor Georgetown	50,000	12%	
Spectrum Capital, LLC	HFA - North Yonkers	50,000	12%	6,967.00
Spectrum Capital, LLC	Huntsville	50,000	12%	1,797.00
Spectrum Capital, LLC	Lerin Hills	50,000	15%	149.00
Spectrum Capital, LLC	Marlton Square	50,000	12.50%	1,106.00
Spectrum Capital, LLC	Marquis Hotel	50,000	13%	9,442.00
Spectrum Capital, LLC	Brookmere/Matteson	30,000	12%	763.00
Spectrum Capital, LLC	Shamrock Tower, LP	50,000	12%	2,358.00
Spectrum Capital, LLC	Universal Hawaii	50,000	12%	
Spectrum Capital, LLC	Elizabeth May Real	500,000	12%	
Spectrum Capital, LLC	Eagle Meadows	100,000	12.50%	1,010.00
Carole Talan	Del Valle - Livingston	50,000	12%	
Carole Talan	Gateway Stone	50,000	12%	82
Voss Family Trust	Marquis Hotel	100,000	13%	
Voss Family Trust	Ashby Financial \$7,200,000	130,000	12%	28,730.00
Voss Family Trust	Del Valle - Livingston	100,000	12%	

Voss Family Trust	Wasco Investments	90,000	12%	4,361.00
Voss Family Trust	SVRB Rio Bravo \$4,500,000	100,000	12%	.
Voss Family Trust	Placer Vineyards	125,000	12.50%	6,312.00
Voss Family Trust	Oak Shores II	100,000	12%	.
Voss Family Trust	Mountain House Business Hotel	75,000	12%	.
Voss Family Trust	Mountain House Business Hotel	75,000	12%	.
Voss Family Trust	Marlton Square	60,000	12.50%	1,327.00
Voss Family Trust	Margarita Annex	100,000	12%	945
Voss Family Trust	6425 Gess, LTD	120,000	12.00%	8,003.00
Voss Family Trust	Huntsville	100,000	12%	6,090.00
Voss Family Trust	Foxhill 216, LLC	50,000	12.50%	.
Voss Family Trust	Gramercy Court Condos	55,000	12%	449
Voss Family Trust	HFA - North Yonkers	125,000	12%	17,417.00